

058.0

0009

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
915,600 / 915,600
915,600 / 915,600
915,600 / 915,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRAIN GEORGE J-MARILYN L	
Owner 2:	
Owner 3:	

Street 1: 89 WAVERLY STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .166 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
104	Two Family
7236	Sq. Ft.
Site	
0	Depth / PriceUnits
70.	Unit Type

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7236.000	461,000	8,600	446,000	915,600		38907
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	461,000	8600	7,236.	446,000	915,600		Year end	12/23/2021
2021	104	FV	439,900	8600	7,236.	446,000	894,500		Year End Roll	12/10/2020
2020	104	FV	439,900	8600	7,236.	446,000	894,500		Year End Roll	12/18/2019
2019	104	FV	341,800	8800	7,236.	452,300	802,900		Year End Roll	1/3/2019
2018	104	FV	349,000	4400	7,236.	337,700	691,100		Year End Roll	12/20/2017
2017	104	FV	327,600	4400	7,236.	305,800	637,800		Year End Roll	1/3/2017
2016	104	FV	327,600	4400	7,236.	293,100	625,100		Year End	1/4/2016
2015	104	FV	292,500	4400	7,236.	248,500	545,400		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	9850-62		1/1/1901	Family	V Tst Verif Notes
					No No N

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
10/11/2012	1301	Manual	16,500	C					10/4/2018	Inspected	CC
1/31/2012	105	Manual	150,000					RESTORATION DUE TO	9/7/2018	Meas/Inspect	BS
8/9/2011	833	Renovate	6,500					REPLACE CEILINGS	4/18/2013	Info Fm Prmt	EMK
									3/31/2009	Measured	372
									1/12/2000	Mailer Sent	PATRIOT
									1/12/2000	Measured	263
									11/1/1981		MM
											Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7236	Sq. Ft.	Site		0	70.	0.88	5										445,955						446,000	



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			ACROSS FROM COMM. PDAS.										
Sty Ht: 2	- 2 Story			A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2	- Hip			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1926	Eff Yr Blt:			Location:														
Alt LUC:				Total Units:														
Jurisdict:				Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %													
Prim Int Wal 2	- Plaster			Functional:														
Sec Int Wall:				Economic:														
Partition: T	- Typical			Special:														
Prim Floors: 3	- Hardwood			Override:														
Sec Floors:				Total:	26.4 %													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	180.00													
Bsmnt Gar:				Size Adj.: 1.12554348														
Electric: 3	- Typical			Const Adj.: 0.99980003														
Insulation: 2	- Typical			Adj \$ / SQ: 202.557														
Int vs Ext: S				Other Features: 101500														
Heat Fuel: 2	- Gas			Grade Factor: 1.00														
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 2				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 626298														
% Com Wal	% Sprinkled			Depreciation: 165343														
				Depreciated Total: 460956														
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val										
Make: Model: Serial # Year: Color:																		
SPEC FEATURES/YARD ITEMS								PARCEL ID 058.0-0009-0005.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	24X20	A	GD	2000	20.21	T	11.4	104			8,600		8,600	
More: N	Total Yard Items:	8,600		Total Special Features:								Total:	8,600		IMAGE			